

Property at 00056 EDWARDS ROAD

Prop ID 2190056

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Administrative Information

Owner name: NORTON WILLIAM M AND
 Second name: MAUREEN F
 Address: 56 EDWARDS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2190056 Neigh.: Zone: R30 Vol: 189 Page: 687

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Excess	1.60	8,400
Resident Dwelling	1.00	280,290

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Apr-1987
 Sale price: 339,000
 Sale valid:

Values

Mkt value :
 Cost value: 562,414

Summary

Total assessments	393,690
Total exemptions	
Net assessment	393,690

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6590
 Mkt/sale :
 Assmt/sale: 1.1613

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						
RES	12	1.600	7,500	12,000			12,000	8,400
Residual		69,696						

2.290 acres

Total land value

162,000

113,400

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	03	Partial	Masonry trim sf	
Basement	01	Full	Addn'l fixtures	2
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	2,867
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1986				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,041	272,300
Basement	Full				
Heating	Yes	A/C Yes			7,830
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		12,000
Additions					150,679
Other Features		WB Stks			13,500
Sub-Total					456,309
Grade	B+	Factor 1.3500			616,017
CDU		C&D Factor 1.00			616,017
Depreciation		35 %			400,411
Computed cost value @ 70%					280,288

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	432	11,444
L Living Area	FRFF Frame first floor	294	33,657
L Living Area	BSMT Basement addition	294	5,418
L Living Area	AIR Air conditioning	294	894
L Living Area	FRFF Frame first floor	87	9,960
L Living Area	BSMT Basement addition	87	1,603
L Living Area	AIR Air conditioning	87	264
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	255	15,536
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRUH Frame upper half	484	24,750
L Living Area	AIR Air conditioning	484	1,471
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547

Total additions 150,679

